

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED



1609742054

Doc#: 1609742054 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/08/2016 01:27 PM Pg: 1 of 2

Chicago Title

211 NW NW 205112  
W

Property of Cook County Clerk's Office

THE GRANTOR, Tia E. Allen, a single woman, of 3012 Balmoral, Flossmoor, Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Viamonte Realty, LLC, an Illinois liability company, of PO Box 5140, Lansing, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 9 IN BLOCK 41 IN VILLAGE OF PARK FOREST AREA NO. 4, BEING A SUBDIVISION OF THE EAST 1/2 OF SECTION 35 AND THE WEST 1/2 OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 1951, AS DOCUMENT 15107640 IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Grantor, for herself and her successors, further covenant, promise and agree with Grantees, its heirs and assigns, that she has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that she will warrant and defend the property against all persons lawfully claimed by, through or under them.

Permanent Real Estate Index Number(s): 31-36-108-009-0000

Address(es) of Real Estate: 211 Sauk ~~Trail~~, Park Forest, IL 60466

TRL

2052

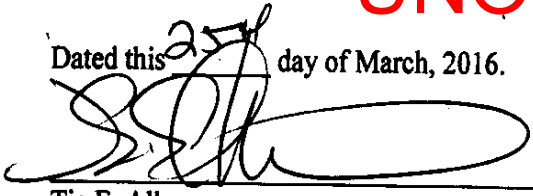
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Dated this 25<sup>th</sup> day of March, 2016.

  
Tia E. Allen

STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Tia E. Allen, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25<sup>th</sup> day of March, 2016.



 (Notary Public)

**Prepared By:** Harry J. Fournier, Esq.  
Fournier Law Firm, Ltd.  
2001 Midwest Road, Suite 206  
Oak Brook, IL 60523

**Mail To:**  
Christina Garcia, Esq.  
Attorney at Law  
PO Box 5011  
Lansing, IL 60438

**Name & Address of Taxpayer:**  
Viamonte Realty, LLC  
17835 Torrence Avenue  
LANSING, IL 60438

REAL ESTATE TRANSFER TAX 04-Apr-2016



COUNTY:	18.00
ILLINOIS:	36.00
TOTAL:	54.00